

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Construction Services

Member: John R. Smith
761-5220

Project Name: Murray Bryntesen

Case #: 36-R-01

Date: March 13, 2001

Comments:

1. No comments.

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SITE PLAN REVIEW AND COMMENT
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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Murray Bryntesen

Case #: 36-R-01

Date: March 13, 2001

Comments:

No apparent interference will result from this plan at this time.

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Division: Office of Community and
Comprehensive Planning

Member: Stacey Dahlstrom
762-8955

Project Name: Murray Bryntesen

Case #: 36-R-01

Date: March 5, 2001

Comments:

1. There are 5100 units allowed in the Downtown Regional Activity Center as stated in the Permitted Uses Section of the Future Land Use Element in the Comprehensive Plan and ULDR Sec. 47-13.20.B.4.a. Please be advised that per ULDR Sec. 47-13.20.B.4.a. these units are allocated on a first come first served basis and are allocated upon site plan approval. A very limited amount of units remain to be allocated. Development applications have been submitted for more units than currently remain to be allocated. The City is currently pursuing changes to obtain additional units. However, the applicant should be aware that based on the number of existing units and approved allocations, and the timing of site plan approval of all proposed projects (including those already in process) it is likely that 0 units are available for allocation.

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SITE PLAN REVIEW AND COMMENT
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Division: Fire

Member: Albert Weber
761-5875

Project Name: Murray Bryntesen / 12 Townhouses

Case #: 36-R-01

Date: 3/13/01

Comments:

- 1) Flow test required
- 2) Exterior stair does not comply with NFPA 101 5-2.2.
- 3) Townhouses must be constructed as single-family fee simple units or fire sprinkler systems will be required per 553.895 FS.
- 4) Fire hydrant required with 150 ft of project.

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Division: Landscape

Member: Dave Gennaro
761-5200

Project Name: Murray Bryntesen

Case #: 36-R-01

Date: 3/7/01

Comments:

1. Indicate any utilities (such as overhead powerlines) on the Landscape Plan that would affect proposed planting.
2. Minimum height of shade tree street trees in the RAC is 14' x 8' x 6' c.t. Revise plant list. Also, verify other minimum size reqts. for required site trees.
3. Make sure existing trees to remain have sufficient base area to support the root system.
4. Provide the "equivalent replacement" calculations for those trees to be removed. If there are any trees which would be considered good candidates for relocation, they should be relocated.
5. Revise the "Landscape Requirements"; there is vehicular use area (although not a large amount). Show the calculations for open space and landscape area reqts. in this zoning district.

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Division: Plumbing

Member: Ted DeSmith
761-5232

Project Name: Murray Bryntesen

Case #: 36-R-01

Date: March 7, 2001

Comments:

1. Possible sewer and water impact fees, unable to determine at this time with the information provided.
2. Provide site plan show all water meter and service location for each building.
3. Provide site plan showing storm water retention and storm water calculations.
4. Provide site plan showing sewers for each building.
5. If these are fee simple townhouses, I Occupancy show property lines for each unit.

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SITE PLAN REVIEW AND COMMENT

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Division: Planning

Member: Angela Csinsi
761-5984

Project Name: Murray Bryntesen

Case #: 36-R-01

Date: March 13, 2001

Comments:

Request: Twelve fee simple Live/Work Lofts

1. This proposal is subject to a 30-day call up provision by the City Commission following Preliminary Final DRC approval.
2. Should this proposal receive Final DRC approval, eleven units will be removed from the pool of residential units available in the Downtown RAC. These units will remain "reserved" for 18 months after the date of Final DRC approval.
3. The proposed units do not fit any of the residential types listed in the ULDR. Single-family attached units include duplex, cluster, rowhouse and townhouse dwellings. Multifamily units include apartments, condominiums and coach homes. Please revise to fit one of the categories. Lot lines shall be clearly drawn on the site plan.
4. Provide a narrative of the type of units proposed. Will the "live/work" space be used for home-based businesses only?
5. Dimensional limits will be analyzed after the type of unit is determined.
6. Show location of property lines, setbacks and curb on all elevations.
7. Discuss with Engineering representative any possible requirements for one-way alley improvements.
8. On the Location Map, show the outline of buildings adjacent to the site across the alley.
9. Label the height of walls and fences on site plan.
10. Provide a colored rendering or perspective sketch of building elevations at Preliminary Final DRC sign-off.
11. Additional requirements may be forthcoming at DRC meeting.

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Division: Zoning

Member: Terry Burgess
761-5913

Project Name: Murray Brytesen

Case #: 36-R-01

Date: 3/7/01

Comments:

1. Proposed twelve fee simple Live/Work Lofts as designed does not fit into any of the residential permitted use categories. Discuss use categories with applicant at DRC meeting to better determine use classification.
2. Provide a text narrative describing how proposed live/work loft operates.
3. Provide a text narrative describing point by point how the proposed development site complies with the General Design and Density standards of section 47-13.20.B.
4. Discuss back-out parking requirements of section 47-20.15.
5. Development of property located abutting all streets within the RAC districts other than pedestrian priority or image streets shall satisfy the requirements of section 47-13.20.K. Provide a five(5) foot setback from the property line along a street.
6. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC.
7. Walls and fences shall comply with section 47-19.5.
8. All roof- mounted equipment shall be screened from view in accordance with section 47-19.2.Z.
9. Additional comments maybe be discussed at DRC meeting.

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Division: Police

Member: Det. Nate Jackson
954-759-6422-Officer
954-877-7875-Pager

Project Name: Murray Baryntesen

Case #: 36-R-01

Date: March 13, 2001

Comments:

1. No comments at this time.

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Division: Engineering

Member: Tim Welch
761-5123

Project Name: Murray Bryntesen

Case #: 36-R-01

Date: March 13, 2001

Engineering Comments will be handed out at the DRC meeting.